

10-Year Plan to End Homelessness  
Housing Sub-Committee Meeting

Monday, March 13, 2006

3:30 pm

Miller Family Health Education Center  
3820 Cherry Ave., Long Beach, CA

Self-introductions around the table by those attending.

Sign-in sheet completed and turned over to Lezlie. Approximately 20 attendees

Minutes of the February 13, 2006, meeting were presented. "Jacoy" spelling corrected to "Jocoy". No other changes or corrections made.

Co-Chair, Jack C. Smith – This is the 4<sup>th</sup> of 6 meetings we have scheduled for the Housing Sub-Committee. So, at the beginning of this meeting, we're ½ way through. It's time to really start concentrating on goals for future solutions. Our very presence means we acknowledge improvements for the homeless are necessary. I think we all agree that things should be better. So, let's not dwell on current conditions. Let's not moan that "something has to be done." Let's lay out the hard goals that will make something happen.

Co-Chair, Maria Giesey – It's important that the goals be achievable – both from a practical standpoint and a political standpoint.

Co-Chair, Toby Rothschild – At the last meeting we brainstormed goals and objectives. No attempt was made to filter or organize those ideas – we just wanted to get them on the list. We will continue that today using the summaries many of you have prepared of the mountain of literature that has been presented to the Sub-Committee. After we've done that, we will organize and consolidate those goals with the idea of getting them narrowed down to a page or so to put in the results matrix.

The Sub-Committee has heard from and learned a lot from discussions with many people in Long Beach, including a small motel owner and an operator of group (sober, congregate, ...) living homes. Today we have Nancy Ahlswede of the Apartment Association of California Southern Cities – an organization of apartment owners. Some notes from her presentation:

- The Apartment Association began as a sub-committee of the Chamber of Commerce in the 1920's with the goal "to improve rental housing";
- Most owners are NOT absentee. While they may not live on site, they live nearby, and therefore share a pride in the community;
- 73% of the buildings are greater than 50 years old;

- Long Beach landlords have traditionally provided affordable housing as a first step to home ownership. That has changed as high end apartment complexes have appeared, catering to more permanent tenants;
- The landlords were the risk takers.
- Long beach has approximately 7,000 apartment owners of which about 1,300 are members of the Apartment Association. It's the good landlords who tend to join the Association.
- The average member of the Association owns 7 units (apartments, NOT buildings)
- 61% of housing in Long Beach is rentals. Mostly 1-bedroom apartments. Very few 3-bedroom apartments.
- Re: the homeless: they (Association / Landlords) probably don't have a solution. It is a societal problem, not a problem of one segment of business. For example, there are people starving, yet no one is bugging the grocery stores to fix that problem.
- ? re condo conversion: Buyer should pay a fee for taking that unit off the rental market.
- ? re mixed income development: no position re social re-engineering; but against inclusionary zoning. Small owners or developers can't afford to mix apartment prices. The prices must "pencil out" re paying mortgage on the property while accommodating market pressures.
- ? re motels to studio apartments: maybe a doable solution, depends on economics of it.
- ? re how to recognize an Association member: there is no sticker on the building. However, the Association provides the forms that those landlords use, so (barring illegal photocopying of those forms) looking for the Association "AA" logo on the forms would be an indicator.
- ? re rent control: It doesn't work. It's a market problem. Controlled rents have proved to cause fewer affordable rental units to be available. Santa Monica is a good example of how rent control has failed.
- Long Beach has very good rents. Nowhere else can one rent an apartment a block or 2 from the beach for \$800 to \$1,000.
- We are producing fewer dwelling units than are needed to accommodate the growing population.
- Anaheim created incentives to bring the cost of building housing down. Now is approximately \$227 per square foot per apartment.
- Planning & Building need to create incentives as opposed to penalties.
- Higher density is less expensive to build than lower density.

A number of members of the Sub-Committee as well as CSULB students took the various articles provided to the Sub-Committee and prepared summaries of those articles. We began reviewing some of those of Report Summaries. Time did not permit us to complete the review, which will be continued at the next meeting. Here is a re-cap of the Summaries we discussed, indicating any goals or objectives that were found in the articles.

"Home Works – solving Family Homelessness thru Permanent Supportive Housing, Dec 2005". Summary by Lee Howard for Beth Stochl

- Don't reinvent the wheel
- Need "buy in" of funders, agencies (gov't), corporations, foundations, and individuals.
- Go after the money
- Profiled 4 types of housing models = a) a community house; b) homeless Children's Network / Family Supportive Housing collaboration; c) Housing opportunities for women; and d) collaborative village.
- 7 issues of implementation discussed: 1) Conversion; 2) Tenant Engagement; 3) Children and Youth; 4) Harm Reduction; 5) Leadership & Community Building; 6) Domestic Violence; and 7) Building a team.

"Forming an Effective Supportive Housing Consortium", Proscio, Corporation for Supportive Housing, 2000. Summary by Michael Stephens.

- Supportive housing consortium
- Include developers, service providers, tenants
- Cooperation between private development & service providers.
- Determine in detail how a supportive housing consortium would operate if one were formed in Long Beach.
- Consider using a consortium to develop proposals for supportive housing projects instead of making these activities the responsibility of the city.

"Estimating the Need: Projecting from Point-in-Time to Annual Estimates of the Number of Homeless People in a Community and Using the Information to Plan for Permanent Supportive Housing", Burt & Wilkins, Corporation for Supportive Housing, 2005.

Summary by Michael Stephens.

- Estimate the need.
- Point in Time data leads to understanding "need"
- Statistics = NOT a census.
- Develop criteria for determining appropriate housing
- Invite social scientists and other data collection experts to participate in the data analysis and its resulting count information.
- Avoid including advocates for the homeless to ensure unbiased recommendations and count statistics.

"What's Behind the Numbers? Definitional Issues in Counting the Homeless", Cordray and Pion, Housing Policy Debate, 1991. Summary by Michael Stephens.

- Define subgroups
- Count those subgroups instead of focusing strictly on the homeless as specified by one particular definition.
- Consider using the "family of studies" approach by using the most appropriate methods feasible for each component of the population under study.
- Use "side studies" to assess the quality of the resulting estimates.

"Ending Homelessness; Ideas to Action" Policy Papers, National Alliance to End Homelessness. Summary by Maria Giesey.

- ID housing gaps
- Consider social, government, business attitudinal changes.
- End homelessness, don't manage it.
- Funding increases from multiple sources including public and private.
- Housing appropriate to all incomes.
- Increase collaboration between providers.
- Implement an educational program to inform of needs, solutions.

"New Beginnings: The need for Supportive Housing for Previously Incarcerated People." Summary by Elizabeth Heger.

- Supportive housing with appropriate support.
- Tenant education of how to maintain an apartment (keep house), pay bills, etc.
- Previously incarcerated people have specific housing issues; landlords hesitate to rent to people just out of prison.
- Combination of congregate, supportive, recovery housing
- Need help transitioning back into society.
- Need help with socialization.

The time for the Sub-committee meeting was up.

Brief reminder of a couple of questions remaining for the Sub-committee:

- Triage system = central point of placement; Expedia.com type of system for housing placement.
- Steps to follow to achieve goals and objectives.

Review of the summaries will continue next time.

Next meeting of the Housing Sub-committee will be Monday, April 3, 2006 at the Miller Family Health Education Center, 3820 Cherry Ave., Long Beach, from 3:30pm till 5:30pm.

The meeting was adjourned.